

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 Warriparri Crescent, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$689,000

Median sale price

Median price \$815,000

House

X

Unit

Suburb

Greensborough

Period - From 01/07/2018

to

30/09/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Birrakay Ct GREENSBOROUGH 3088	\$695,000	07/07/2018
2	3 Sussex St BUNDOORA 3083	\$693,500	30/06/2018
3	88 Delta Rd GREENSBOROUGH 3088	\$680,000	10/11/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 Bedrooms 0 Bathrooms 1 Car

Rooms:

Property Type: House (Res)

Land Size: 618.575 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$689,000

Median House Price

September quarter 2018: \$815,000

Comparable Properties



9 Birrakay Ct GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

4 Bedrooms 2 Bathrooms 2 Cars

Price: \$695,000

Method: Private Sale

Date: 07/07/2018

Rooms: 7

Property Type: House

Land Size: 619 sqm approx



3 Sussex St BUNDOORA 3083 (REI/VG)

[Agent Comments](#)

3 Bedrooms 2 Bathrooms 0 Cars

Price: \$693,500

Method: Auction Sale

Date: 30/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 541 sqm approx



88 Delta Rd GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

3 Bedrooms 1 Bathroom 1 Car

Price: \$680,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 630 sqm approx